

Committee Amendment Form

Committee: CD/HR

Page Number(s) \_\_\_\_\_

Ordinance I.D. O3-O-0602

Section(s) \_\_\_\_\_

Resolution I.D. # \_\_\_\_\_

Paragraph \_\_\_\_\_

Date July 1, 2003

**Amendments: 1-27**

Amendments 1-6 are land use changes that are being proposed by members of the City Council, to strengthen long established single-family neighborhoods within the City by amending the 15-Year Land Use Map, as discussed below, and to support previously approved rezonings.

Amendment-7 is supported by the district council person and proposes the changing of land use in the Kirkwood Neighborhood Commercial Corridor and supports land use changes that were previously adopted by the Council on June 16, 2003.

~~Amendment-8 is being proposed to support the purchase of property adjacent to the Chattahoochee River through the Greenways Acquisition Program.~~

Amendment-9 is being proposed in behalf of the Atlanta Housing Authority and would assist with the Capitol Homes HOPE-6 redevelopment effort as well as implement recommendations of the Memorial Drive Corridor Plan.

Amendments 10-19 are being proposed as responses to submitted NPU/CDP priorities.

Amendment 20 is being proposed to delete Appendix-B (titled: "Written Submissions from Draft 2004 CDP Public Hearing Process")

Amendments 21 and 22 would add new projects (Perry /Bolton TAD Management and Princeton Lake TAD Management) to the Economic Development Element New Programs and Projects listing.

Amendments 23,24,25,26 will add the Kings Ridge and Winecoff Hotel projects to the Economic Development Element New Programs and Projects listing and correct an error in the draft CDP in which these projects were incorrectly showed to be deleted projects.

Amendment-27 is being proposed to add language highlighting the importance of promoting the Lakewood Heights Historical District as a land use policy for NPU-Y in the Land Use Element of the adopted CDP.

### 15-YEAR RECOMMENDED LAND USE MAPS ELEMENT

#### **Amendment-1 (CDP-03-15)**

The subject properties are located in land lots 72, 89 and 90 of the 14<sup>th</sup> District, Fulton County, Georgia (NPU-Y) that are located north of Ashwood Avenue, S.E., south of Arthur Langford, Jr. Place, east of Interstate 75/85 and west of Pryor Road, S.E (see attachments). The zoning classification of the subject area was changed from R-5 (Two Family Residential) to R-4A (Single Family Residential) on June 2, 2003 by ordinance 03-O-0308 (Z-03-12). While the existing land use designation of Low Density Residential is compatible with this new zoning classification, a re-designation of the affected parcels to Single Family Residential is being requested to reinforce the community's desire that all future housing developed, be of the single-family type. The parcels within this area range in size from 5,000 square feet to 7,620 square feet. The predominant use in the area is single-family. Amending the land use to Single Family Residential would protect the character of the contiguous single-family areas and eliminate a land use that is not consistent with the planned residential use outlined in the Southside Atlanta Redevelopment Plan.

#### **Amendment-2 (CDP-03-16)**

The subject properties are located in Land Lots 208 and 176 and 177 of the 14<sup>th</sup> District, and Land Lots 226, 247, 248, 249, and 250 of the 17<sup>th</sup> District, Fulton County, Georgia (NPU-G and J) that are bounded by Hollywood Road to the northeast, Bankhead Highway to the south and Hamilton E. Holmes Drive to the northwest (see attachments). The zoning classification of the subject area was changed from R-5 (Two Family Residential) to R-4A (Single Family Residential) on June 2, 2003 by ordinance 03-O-0317 (Z-03-13). While the existing land use designations of Low and Medium Density Residential are compatible with this new zoning classification, a re-designation of the affected parcels to Single Family Residential is being requested to reinforce the community's desire that all future housing developed, be of the single-family type. The requested land use amendment to Single Family Residential would not apply to the area on the northwest side of Hollywood Road in the most northern part of this area as it is currently designated as Open Space. Amending the land use from Low and Medium Density Residential to Single Family Residential would protect the neighborhood from poor quality; poorly designed duplexes that have become commonplace in several areas within the City and support the development of single-family homes that has become a public priority.

#### **Amendment-3 (CDP-03-17)**

The subject properties are located in Land Lot 56 of the 14<sup>th</sup> District, Fulton County, Georgia (NPU-Y) that are bounded by Grape Street on the north; Buchanan Lane, on the south; Lakewood Avenue on the east and Jonesboro Road on the west (see attachments). The zoning classification of the subject area was changed from R-5 (Two Family Residential) to R-4A (Single Family Residential) on June 2, 2003 by ordinance 03-O-0303 (Z-03-14). While the existing land use designation of Low Density Residential is compatible with this new zoning classification, a re-designation of the affected parcels to Single Family Residential is being requested to reinforce the community's desire that all future housing developed, be of the single-family type. The majority of the parcels have been developed or are being developed as single family uses. The requested land use amendment from Low Density Residential to Single Family Residential would protect the neighborhood from poor quality;

poorly designed duplexes that have become commonplace in several areas within the City and support the development of single-family homes that has become a public priority.

**Amendment-4 (CDP-03-18)**

The subject property is located in Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia (NPU-Y) that are bounded by Anne Street on the north, Lethea Street on the south, Lakewood Avenue on the east and Jonesboro Road on the west (see attachments). The zoning classification of the subject area was changed from R-5 (Two Family Residential) to R-4A (Single Family Residential) on June 2, 2003 by ordinance 03-O-0302 (Z-03-15). While the existing land use designation of Low Density Residential is compatible with this new zoning classification, a re-designation of the affected parcels to the Single Family Residential designation is being requested to reinforce the community's desire that all future housing developed, be of the single-family type. The majority of the parcels have been developed or are being developed as single family uses. The one small area having a land use designation of Industrial is the location of a Day Care Center. The requested land use amendment from Low Density Residential and Industrial to Single Family Residential would protect the single-family uses to the west and encourage the development of uses compatible with existing use of single-family.

**Amendment-5 (CDP-03-19)**

The subject property is located in Land Lot 56 of the 14<sup>th</sup> District, Fulton County, Georgia (NPU-Y) that are located north of Miller Reed Avenue south of the intersection of McDonough Blvd. and Lakewood Avenue; east of Lakewood Avenue and west of Blashfield Avenue (shown on Attachment-E map). The zoning classification of the subject area was changed from R-5 (Two Family Residential) to R-4A (Single Family Residential) on June 2, 2003 by ordinance 03-O-0299 (Z-03-16). While the existing land use designation of Low Density Residential is compatible with this new zoning classification, a re-designation of the affected parcels to the Single Family Residential designation is being requested to reinforce the community's desire that all future housing developed, be of the single-family type. The area is primarily developed with single-family uses with a few vacant parcels scattered throughout the subject site. Single-family homes have been constructed on the south side of Miller Reed Avenue. From the current development pattern the area has long been a single-family area of the city and by amending the land use map from Low Density Residential to Single-Family Residential the existing development pattern will be protected from construction of undesirable duplexes that are of poor quality and poor design that have recently been constructed in the area.

**Amendment-6 (CDP-03-20)**

The subject property is located in Land Lot 57 of the 14<sup>th</sup> District, Fulton County, Georgia (NPU-Y) located approximately 350 feet west of the southwest corner of Turman Avenue and Parsons Street and the northeast and southeast corners of Turman Avenue and Capitol Avenue (see attachments). The zoning classification of the subject area was changed from R-5 (Two Family Residential) to R-4A (Single Family Residential) on June 2, 2003 by ordinance 03-O-0301 (Z-03-18). While the existing land use designation of Low Density Residential is compatible with this new zoning classification, a re-designation of the affected parcels to Single Family Residential is being requested to reinforce the community's desire that all future housing developed, be of the single-family type. The subject site is undeveloped and lies at the western most edge of large single-family area in southeast Atlanta. From the current development

pattern the area has long been a single-family area of the city and by amending the land use map from Low Density Residential to Single Family Residential the existing development pattern will be protected from construction of undesirable duplexes that are of poor quality and poor design that have recently been constructed in the area.

**Amendment-7 (CDP-03-21)**

This amendment would change the land use from Single-Family to Mixed Use for the parcel shown on the attached map as Tract 5. The parcel is located in Land lot 206 of the 15 District, DeKalb County Georgia (NPU-O) and is generally bounded by Doyle and Howard Streets and Hosea Williams Drive (shown Attachment-G map). The community is requesting a change in the land use designation in order to include this parcel in the proposed rezoning to a Neighborhood Commercial classification for the Kirkwood Neighborhood Commercial Corridor. CDP-03-14, adopted by the City Council on June 16, 2003, changed the land use for other parcels in the corridor to support the proposed rezoning.

**Amendment-8 (CDP-03-22)**

This amendment would change the land use classification of the General Shale Property, as shown on the attached map (Attachment-H), from Industrial to Open Space. This change is being requested in order to protect the parcel from redevelopment, while negotiations are being conducted in the city's behalf for possible purchase of the property through The Georgia Greenspace Program.

**Amendment-9 (CDP-03-23)**

This amendment would change the land use of the Capitol Homes HOPE Six site (NPU-V) from Medium Density Residential to Mixed Use in order to support a recommendation of the Memorial Drive Corridor Study.

**TRANSPORTATION ELEMENT**

**Amendment-10**

Add the Morningside-Lenox Park Association Traffic Calming Project (NPU-F) as a 5-year CDP project in **Project List 9-5: 2004 CDP Transportation Current Programs and Projects-Street Reconstruction.**

**PARKS AND RECREATION ELEMENT**

**Amendment-11**

Add Collier Heights Park Improvements (NPU-H) as a 15-year CDP project in **Project List 13-1: 2004 CDP Parks and Recreation Current Programs and Projects.**

**Amendment-12**

Add Wilson Mill Park Improvements (NPU-H) as a 15-year CDP project in **Project List 13-1: 2004 CDP Parks and Recreation Current Programs and Projects.**

**Amendment-13**

Add Lang Carson Park Improvements (Second Phase) (NPU-N) as a 5-Year CDP project in **Project List 13-1: 2004 CDP Parks and Recreation Current Programs and Projects.**

**Amendment-14**

Add Reynolds town Gateway Park Lighting improvements (NPU-N) as a 1-year CDP project in **Project List 13-1: 2004 CDP Parks and Recreation Current Programs and Projects.**

**Amendment-15**

Add English Park Recreation Center Improvements (NPU-G) as a 5-year CDP project in **Project List 13-1: 2004 CDP Parks and Recreation Current Programs and Projects.**

**Amendment-16**

Add Knight Park Improvements (NPU-K) as a 5-year CDP project in **Project List 13-1: 2004 CDP Parks and Recreation Current Programs and Projects.**

**HISTORIC RESOURCES ELEMENT****Amendment-17**

Add language highlighting the importance of preserving the integrity of the Howell Park Historic District, Washington Park Historic District and the Mozley Park Historic District (NPU-K) to the narrative of the **Historic Resources Element.**

**Amendment-18**

Add the Hemon Perry Home (996 Simpson Street, NW) (NPU-K) Preservation Project as a 5-year CDP project in **Project List 12-1: 2004 CDP Historic Resources Current Program and Projects.**

**Amendment-19**

Add Leete Hall and Magnolia Way (NPU-Y-on the Carver High School campus) designation as a 5-year CDP project in **Project List 12-1: 2004 CDP Historic Resources Current Program and Projects.**

**APPENDICES****Amendment-20**

Delete Appendix-B (Titled: "Written Submissions From Draft 2004 CDP Public Hearing Process").

**ECONOMIC DEVELOPMENT ELEMENT****Amendment-21**

Add Perry/Bolton TAD Management (NPUs-C, D, G, J) as a 15-year CDP project in **Project List 6-3: Economic Development New Programs and Projects.**

**Amendment-22**

Add Princeton Lake TAD Management (NPU-P) as a 15-year CDP project in **Project List 6-3: Economic Development New Programs and Projects.**

**Amendment-23**

Delete Kings Ridge (NPU-R) as a project in **Project List 6-2: Economic Development Completed or Deleted Programs.**

**Amendment-24**

Delete Winecoff Hotel (NPU-M) as a project in **Project List 6-2: Economic Development Completed or Deleted Programs.**

**Amendment-25**

Add Kings Ridge (NPU-R) as a 5-year CD Project in **Project List 6-2: Economic Development New Programs and Projects.**

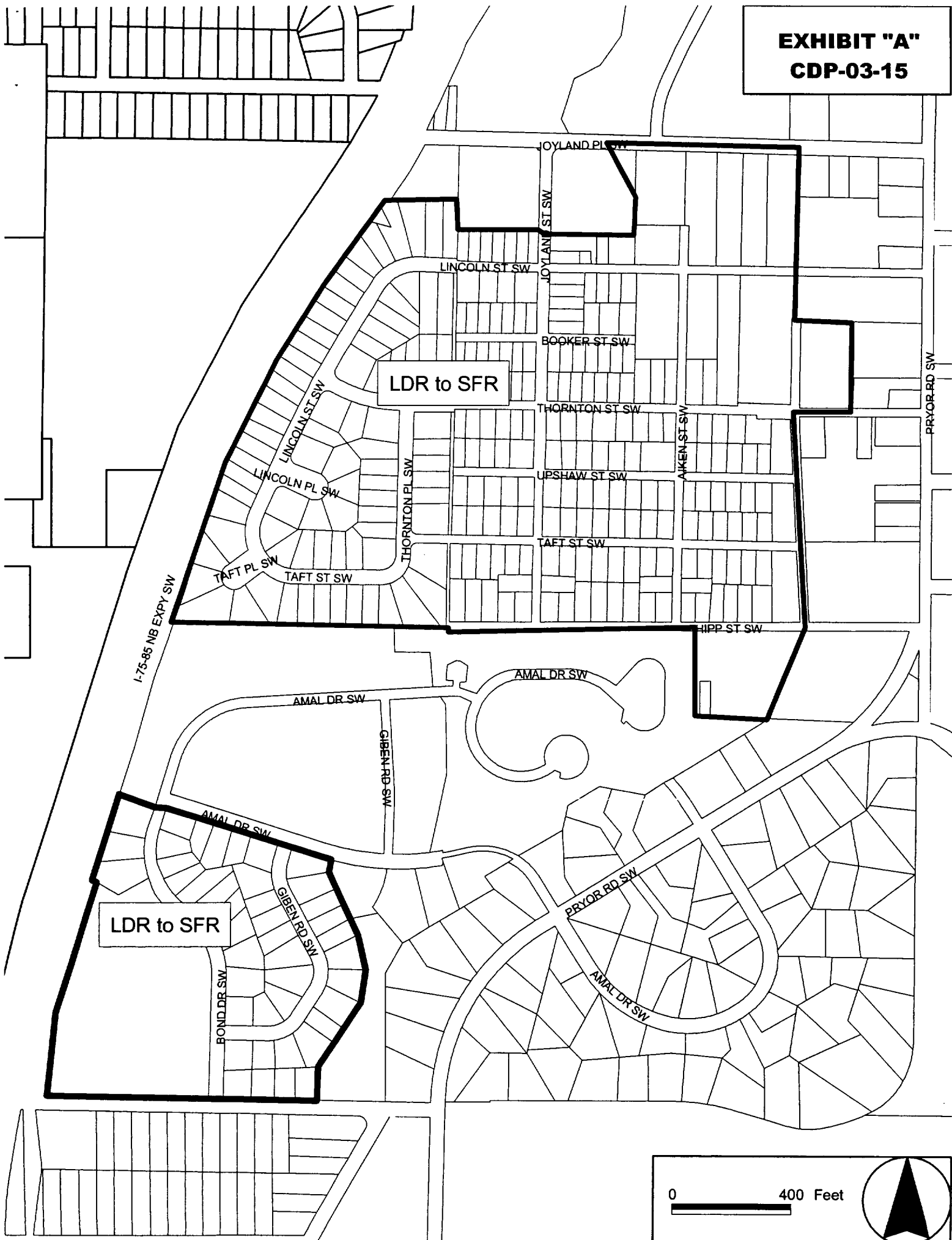
**Amendment-26** Add Winecoff Hotel (NPU-M) as a 5-year CDP project in **Project List 6-2: Economic Development New Programs and Projects.**

**LAND USE ELEMENT**

**Amendment-27**

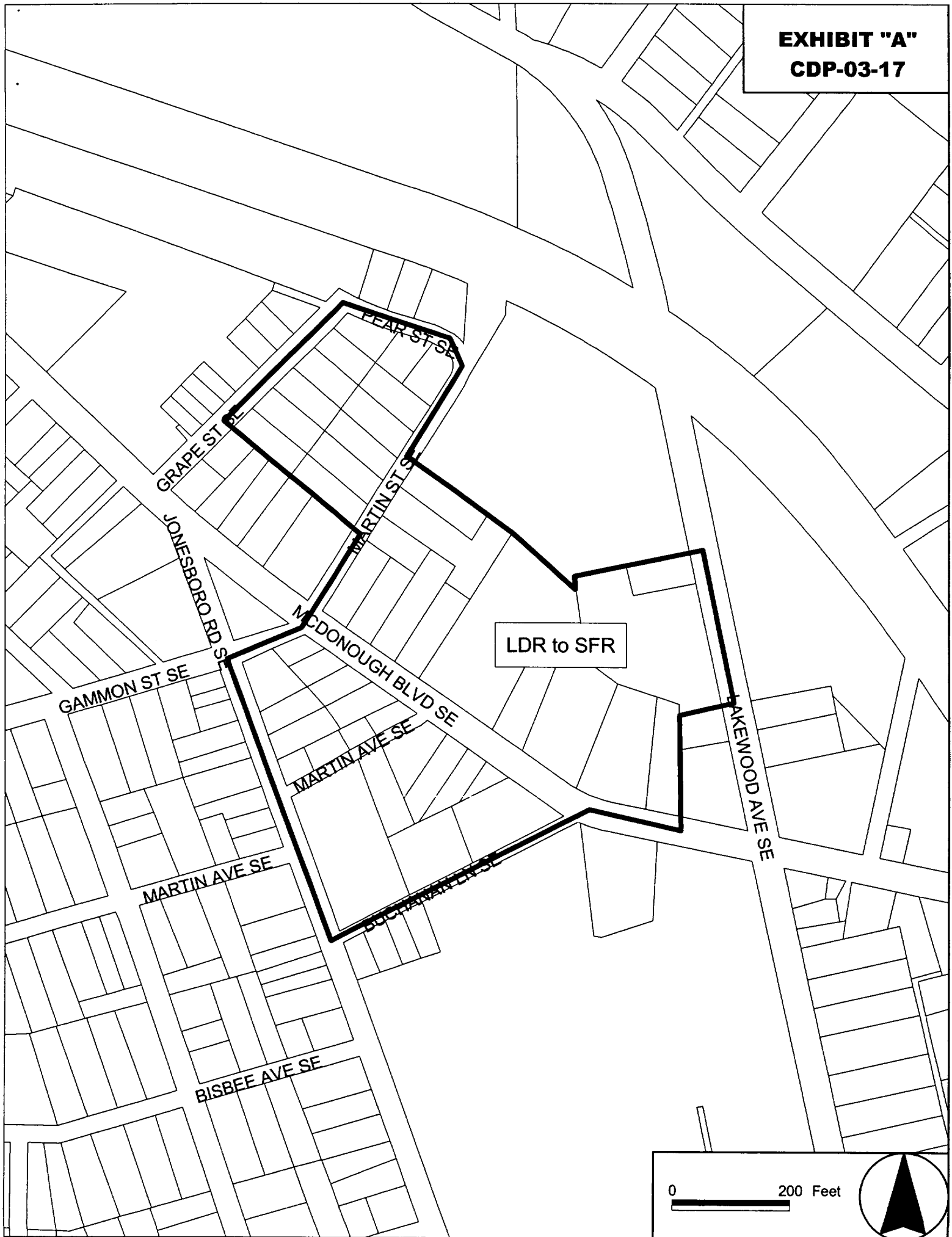
Add language highlighting the importance of promoting the Lakewood Heights Historic District (NPU-Y) as a land use policy for NPU-Y in the **Land Use Element.**

**EXHIBIT "A"**  
**CDP-03-15**



0 400 Feet







**EXHIBIT "A"**  
**CDP-03-18**



**EXHIBIT "A"**  
**CDP-03-19**

MCDONOUGH BLVD SE

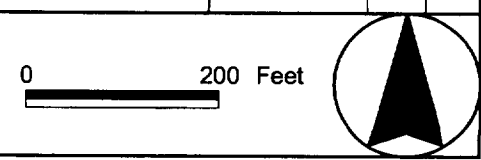
BLASHFIELD ST SE

LAKEMOOD AVE SE

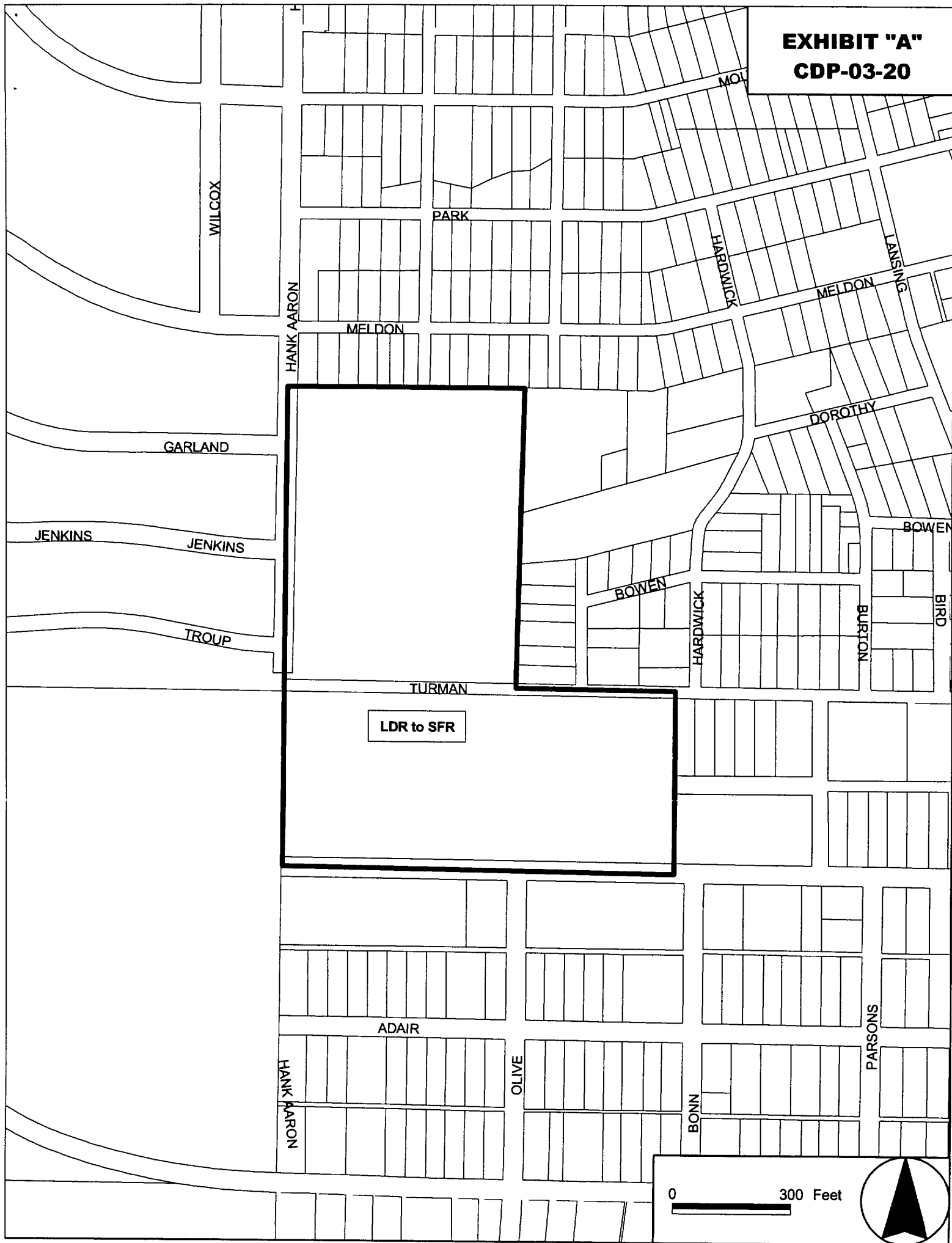
HARRIET ST SE

MILLER REED AVE SE

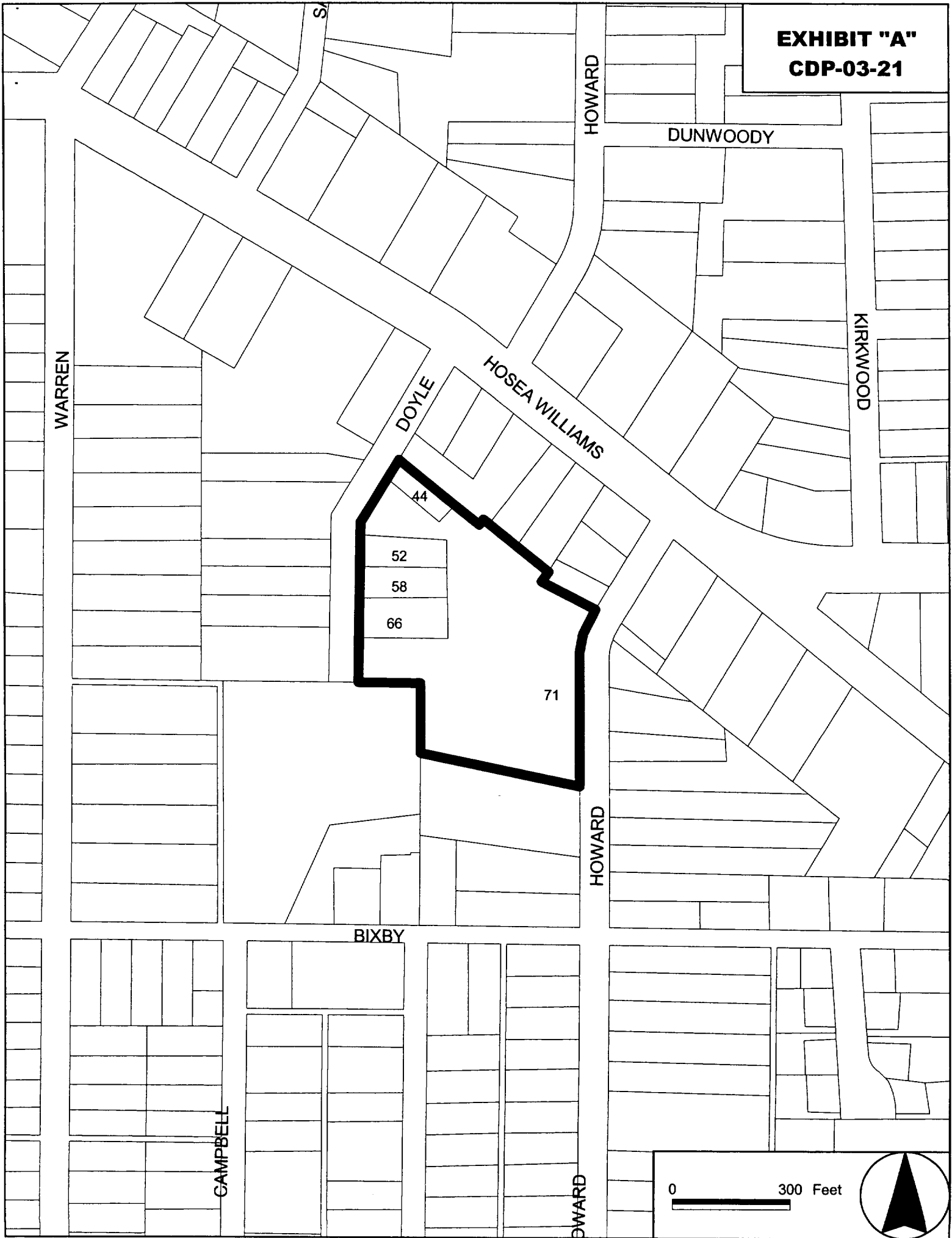
LDR to SFR



**EXHIBIT "A"**  
**CDP-03-20**



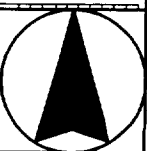
**EXHIBIT "A"**  
**CDP-03-21**



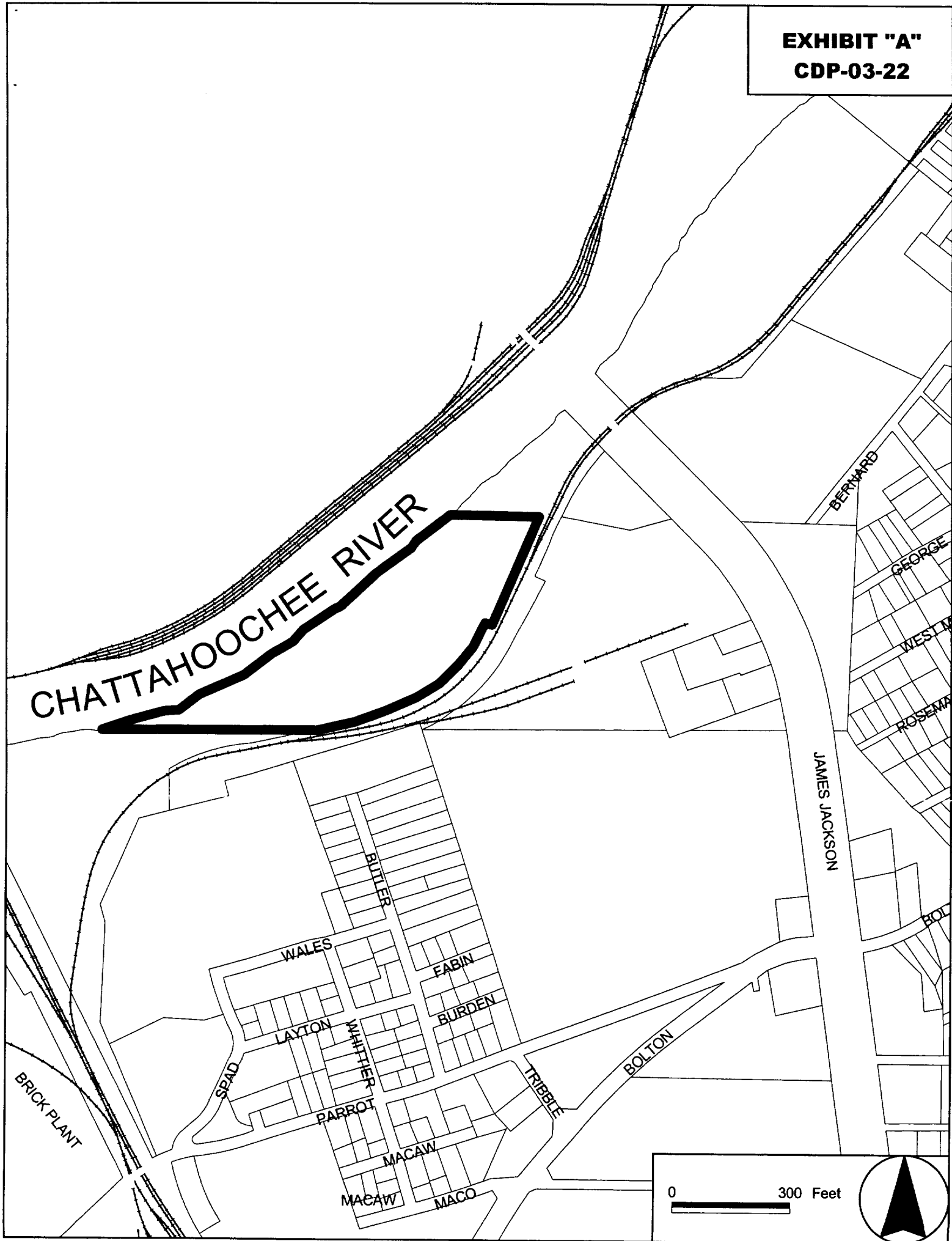
**EXHIBIT "A"**  
**CDP-03-16**

LDR to SFR

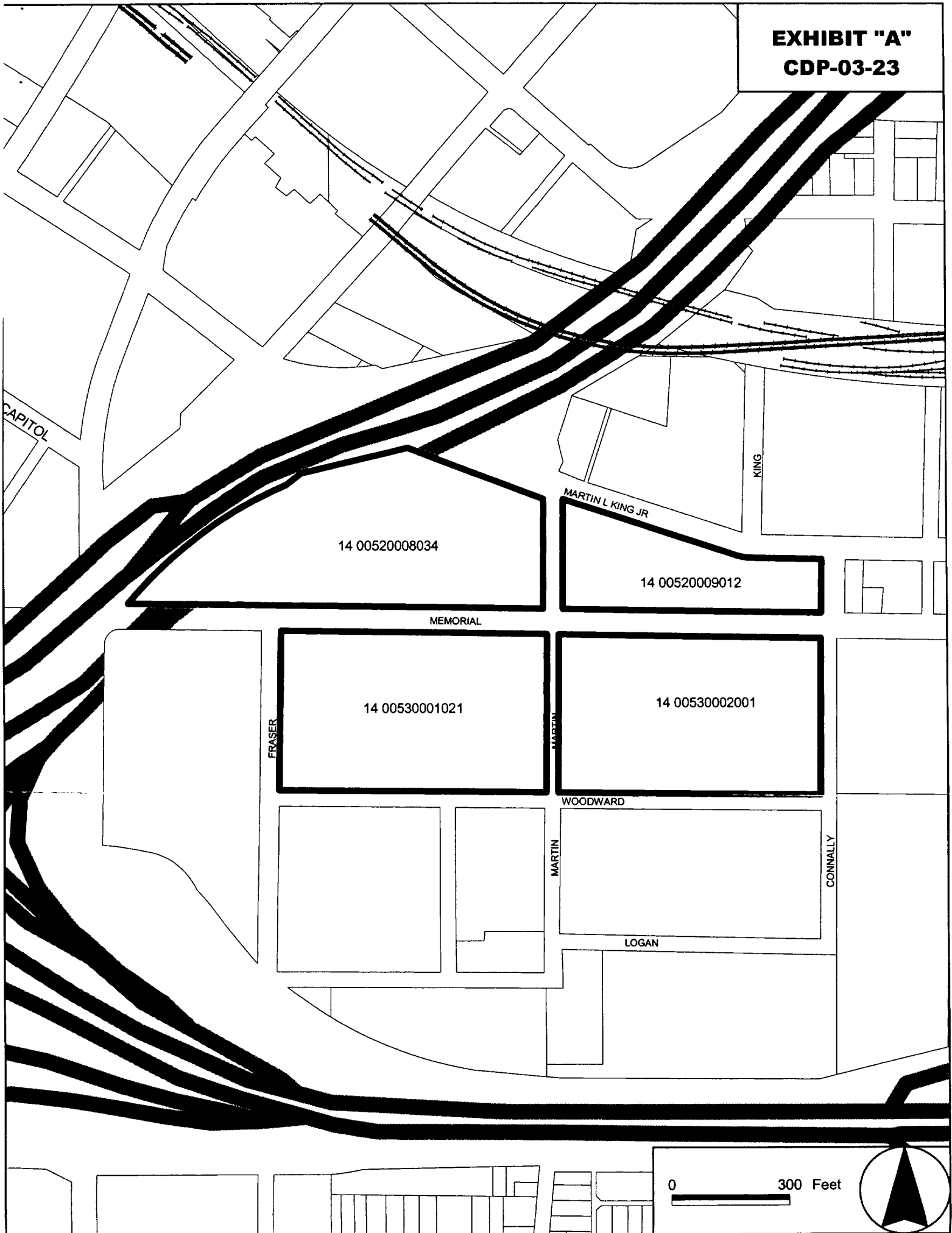
0 1000 Feet



**EXHIBIT "A"**  
**CDP-03-22**



**EXHIBIT "A"**  
**CDP-03-23**



# Kings Ridge Redevelopment

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## Project Summary

<b>Name</b>	<b>Kings Ridge Redevelopment</b>
<b>Location</b>	The proposed development is in <b>NPU R</b> . It is approximately 6/10 mile north of Langford Parkway and is bounded on the <b>west</b> by I-285, <b>south</b> by Mt. Gilead Road, and <b>east</b> by an existing lake, stream, and wetland.
<b>Area</b>	Approximately <b>50 acres</b>
<b>Brief Description</b>	<p>Kings Ridge is a proposed <b>360-unit residential development</b>, consisting of <b>single and multi-family housing</b> of various lot sizes and types:</p> <ol style="list-style-type: none"><li>1. <b>High rise senior housing</b> (1 building, 160 units)</li><li>2. <b>Semi-attached single family housing</b> (42 units)</li><li>3. <b>Detached small-lot single family housing</b> (43 units)</li><li>4. <b>Detached small/moderate-lot single family housing</b> (76 units)</li><li>5. <b>Detached moderate-lot single family housing</b> (39 units)</li></ol> <p>Other features are walking trails, pocket parks, a community building and swimming pool.</p> <p>Average gross residential density is <b>7.2 units per acre</b>.</p> <p><b>Circulation system</b> features three entrances/egresses on Mt. Gilead Road on the south (it is unknown if they are intended to be gated) and short internal blocks.</p>
<b>Proposed Phasing</b>	It is anticipated that <b>all development will be concurrent</b> , and will begin in January/February 2004.
<b>Cost</b>	Total development cost will be approximately <b>\$51.5 million</b> . (\$35-36 million for the single family portion and approximately \$16 million for the multi-family (senior housing) portion.
<b>Other Relevant Information</b>	<p>The development is adjacent to the Greenbriar Town Center LCI study area.</p> <p>Per the site plan, approximately 2/3 of the residential units will be within walking distance of Mt. Gilead Road.</p> <p>There is agreement that connections to Landrum Rd would benefit both Esha Courts and Kings Ridge. Preliminary conversations about funding are taking place.</p> <p>There have also been conversations about integrating with the property to the east, in order to share access to the existing lake.</p>

June 30, 2003 | Bill Dunkley



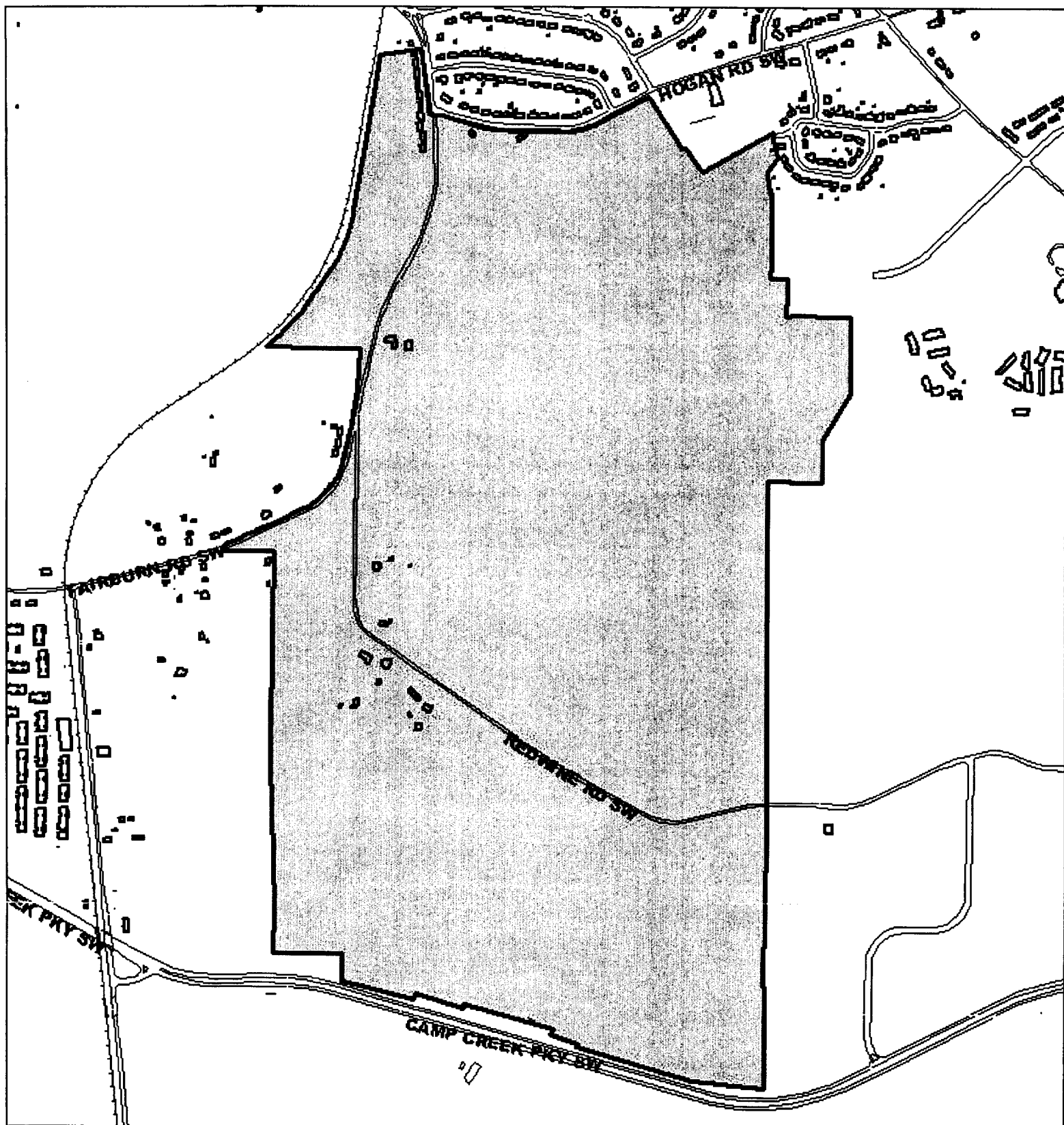
## Fact Sheet: Perry/Bolton Redevelopment Plan & Tax Allocation District

<b>Name:</b>	Perry/Bolton Redevelopment Plan & Tax Allocation District
<b>Location:</b>	<b>TAD:</b> District- 22 Portions of Land Lots- 145, 176, 221, 222, 224-231, 243-253, 256 Council District- 9 NPU- C, D, G, J Bounded by (approximately): Property fronting Bolton Road to the Northeast; Property fronting Marietta Boulevard to the Northwest; Property fronting the railroad ROW, Perry Boulevard and Grove Park Road to the East; Property fronting Hollywood Road and other parcel boundaries to the South; Property fronting Hollywood Road to the West. Redevelopment Area: District- 22 Portions of Land Lots- 144, 145, 176, 177, 208, 209, 221, 222, 224-231, 243-259, 256, 261, 262 Council District- 9 NPU- C, D, G, J, I Bounded by (approximately): Property fronting Palm Road, Bolton Road and Marietta Boulevard to the North; Property fronting Perry Boulevard to the East, Property fronting Bankhead Highway to the South, and Property fronting Northwest Drive and Bolton Road to the West
<b>Approval Date:</b>	December 10, 2002
<b>Creation Date:</b>	December 31, 2002
<b>Expiration Date:</b>	December 31, 2027
<b>Tax Base:</b>	\$2,642,028
<b>Projected Bond Issue:</b>	\$3 Million to \$50 Million
<b>Positive Tax Allocation Increments:</b>	\$2.2 Million to \$2.6 Million annually
<b>Main Project:</b>	West Highlands at Heman E. Perry Boulevard- 500 acres total 1,200 residential units 18-hole PGA-caliber Golf Course Public Library, YMCA Recreational Center and School Retail space 100 acres of Greenspace
<b>Additional Redevelopment Projects:</b>	Carver Hills Neighborhood-infrastructure & housing rehab Almond Park Neighborhood-infrastructure & housing rehab Hollywood Road Corridor Improvements-mixed-use developments at Hollywood Rd/Bankhead Hwy & Hollywood Rd/Perry Blvd Bolton/Marietta Livable Centers Initiative-ped-oriented, mixed income residential development, mixed-use development, improved connectivity



## Fact Sheet: Princeton Lakes Redevelopment Plan & Tax Allocation District

<b>Name:</b>	Princeton Lakes Redevelopment Plan & Tax Allocation District
<b>Location:</b>	District- 22 Portions of Land Lots - 1, 2, 3, 4, 35, 36, 253, 254 Council District- 11 NPU- P Bounded by: Hogan Road on the North, Atlanta City Limits on the East, Camp Creek Parkway on the South, and L&N Railroad & Fairburn Road on the West.
<b>Approval Date:</b>	December 18, 2002
<b>Creation Date:</b>	December 31, 2002
<b>Expiration Date:</b>	December 31, 2027
<b>Tax Base:</b>	\$36,146
<b>Projected Bond Issue:</b>	\$5 Million to \$40 Million
<b>Positive Tax Allocation Increment:</b>	\$2Million to \$4.7 Million annually
<b>Main Project:</b>	Princeton Lakes: 1,019 residential units on 366.3 acres (24% open space) 600,000 SF Retail 800,000 SF Office 2 Hotels
<b>Projected Value of Private Capital Investment:</b>	\$366 Million



## Proposed Princeton Lakes Tax Allocation District 15-Year Land Use

-  Existing Buildings
-  Railroad
-  Princeton Lakes TAD

0 1000 Feet



# PRINCETON LAKES

